

SPECIAL DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of October 24, 2023

The DRC meeting was held via Zoom

Members Present

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| ✓ Larry McEwen, Co-chair | Sam Filippi, Business Association |
| ✓ John Landis, Co-chair | ✓ Matt Rudd, Parking Foundation |
| ✓ Chris Linn, LUPZC | , Streetscape Committee |
| ✓ Steve Gendler, LUPZC | ✓ Matt Rudd, VP Physical |
| ✓ Patricia Cove, HDAC | ✓ Laura Lucas, President CHCA (ex-officio) |

Others Attending

Michael Stanton, HOW Development
Michael Gargiulo, HOW Developers
Craig Schelter, LUPZC
Joyce Lenhardt, LUPZC
Jan Albaum, LUPZC
Lori Salgonicoff, CH Conservancy
Anne McNiff, Executive Director CHCA
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

Neighbors of 208-10 Rex Avenue and Community Members

Andy Cohen, neighbor	Melissa Degenhardt	Francesca Chapman
Catherine Myers, neighbor	Frank Luchak	John Shea, neighbor
Robert Mueller	Carolyn Adams	Alexi Anslem
Hewson Baltzell,	Janet Potter	Ignatius Wang
Virginia Baltzell	Christopher Hyk	Sandra Folzer, neighbor
Gian Vergnetti, neighbor	Courtney Disst	Jim Wallace
Jeff Gilles, neighbor	Barbara Wybar	Isaac Singleton
Ralph West	Jody Greenblatt	Richard Heiberger, neighbor
Karen West	David O'Neill	
Maureen Flanagan, neighbor	Linda Baldwin, neighbor	

The meeting was opened by Larry McEwen, co-chair, at 7:02 pm. Committee members introduced themselves. The process was briefly explained.

208-210 Rex Avenue

•Presentation: Mike Gargiulo stated that the project is being developed by the HOW Development Group, which has been operating for 25 years. They develop and construct their projects and provide property management if appropriate. They also do charity projects. The company has been working with the neighborhood group. Mike Stanton noted that they were here tonight for feedback. The property is bounded by Rex Avenue, the R8 line, Millman and Crefeld. The existing building has problems and will be repaired. An addition will be made on the rear of the existing building. Landscape work will be done. The existing house will be converted into 4 units; the addition will have another unit. There will also be 2 single family houses built on the rear of the lot. Fourteen parking spaces will be provided around the existing driveway. The single houses will each

have a single garage and an exterior parking space. The addition will be 3 stories. It will use similar materials as those on the existing building. The roofline shown in the presentation needs work. The singles will also be 3 stories. One will face Crefeld; the other will face Rex. The elevations need work. The materials will include stone, board and Patten, singles, metal and wood paneling. A tree study is needed.

•Neighbor Questions/Comments: L McEwen requested that a representative from RANA (Rex Avenue Neighborhood Association) begin this section if possible. Jeff Gelles (a member of the group but not speaking for it) noted that the group has a letter of conditional support. The magnitude of the development is acceptable as is the open space and the number of units. Their concerns include parking, construction disruption of neighborhood, start times for construction and what it looks like from the street. Easements have been suggested for the open space. John Shea, across the street neighbor, asked if there would be an HOA and would it limit the building of fences. L McEwen asked if the units would be rentals or sale units. Sale and owner occupied is planned. Linda Baldwin, a neighbor, asked about owners renting units after purchase. She also asked about the two new houses being identical. She indicated a preference for different buildings and the addition of porches. The presented design is not friendly. A neighbor suggested seeing other projects done by the company. Gian Verghetti, an across the street neighbor, is concerned about traffic flow and speeding on the narrow street. This should be studied. He also asked about a runoff study. Traffic has not been studied yet. Water runoff will be studied and controlled. Speeding will be worked on with neighbors. Ignatius Wang asked about what is being done now. Is this conceptual or more. L McEwen noted that this presentation is exploratory. There will be 7 units on a 61,000 sq ft site. With adequate frontage, there could be 11-12 units. Robert Mueller, a neighbor noted that the HOA cannot regulate owner occupancy. The units could be used a multi-family units. It could be set up as owner occupied and can forbid short term renting. Frank Luchak, a neighbor, asked how many lots the property would be divided into. It could be three lots plus a shared space. He asked how to stop the sale of that 4th lot. It should be protected as a common area.

•Committee Questions/Comments: Patricia Cove state that the company has met with the Conservancy, which is happy with the proposal in general, including the preservation of the existing building, reference between the old and the new, quality, materials. It does suggest adding porches. The Conservancy would welcome an easement. The property could also be set to stay as is by deed. John Landis noted that additional documentation would be needed for the formal DRC meeting. He also suggested differentiating the new houses with more details, a plan showing the adjacent properties and traffic circulation. All four sides of each of the buildings should be shown. Reduction of the amount of asphalt would be desirable. Matt Rutt suggested showing more landscaping and grading on the Rex side. He also asked if an application has been made to the City. It has not. Mike Stanton and Mike Gargiulo noted it would be a couple of months before they would be ready to submit. L McEwen noted there may be a need for fire department evaluation for access. A look at cars parked on the site and circulation is needed. Joyce Lenhardt noted that porches on the houses may not look like the porches on existing houses on the street. She asked about the phasing of renovation and new construction. A pledge to complete the project is needed. There is also a need to commit to building what is accepted by the community. Variances and deed restrictions can be enforced. Additional questions may be sent through Anne at CHCA.

Adjournment

•The meeting was adjourned at 7:58 PM.